

Hotel • Restaurant • Retail • Office / Medical

Pad Sites

**8301 Benbrook Blvd.
 Benbrook, Texas**

Interstate 20 / SW Loop 820 and
 Hwy 377

ACERAGE AVAILABLE: 4.14 ACRES
 (will subdivide)

HIGHLIGHTS:

The I-820 corridor at Hwy 377 / Benbrook Blvd. is experiencing dramatic growth. Exploding residential populations are underserved. Only five minutes from the Hulen Mall, ten minutes from TCU (Texas Christian University), and twenty minutes from downtown Fort Worth. High visibility from Interstate 820 and Hwy 377 makes this site extremely desirable for retailers, restaurants, hotels, etc.

TRAFFIC COUNTS:

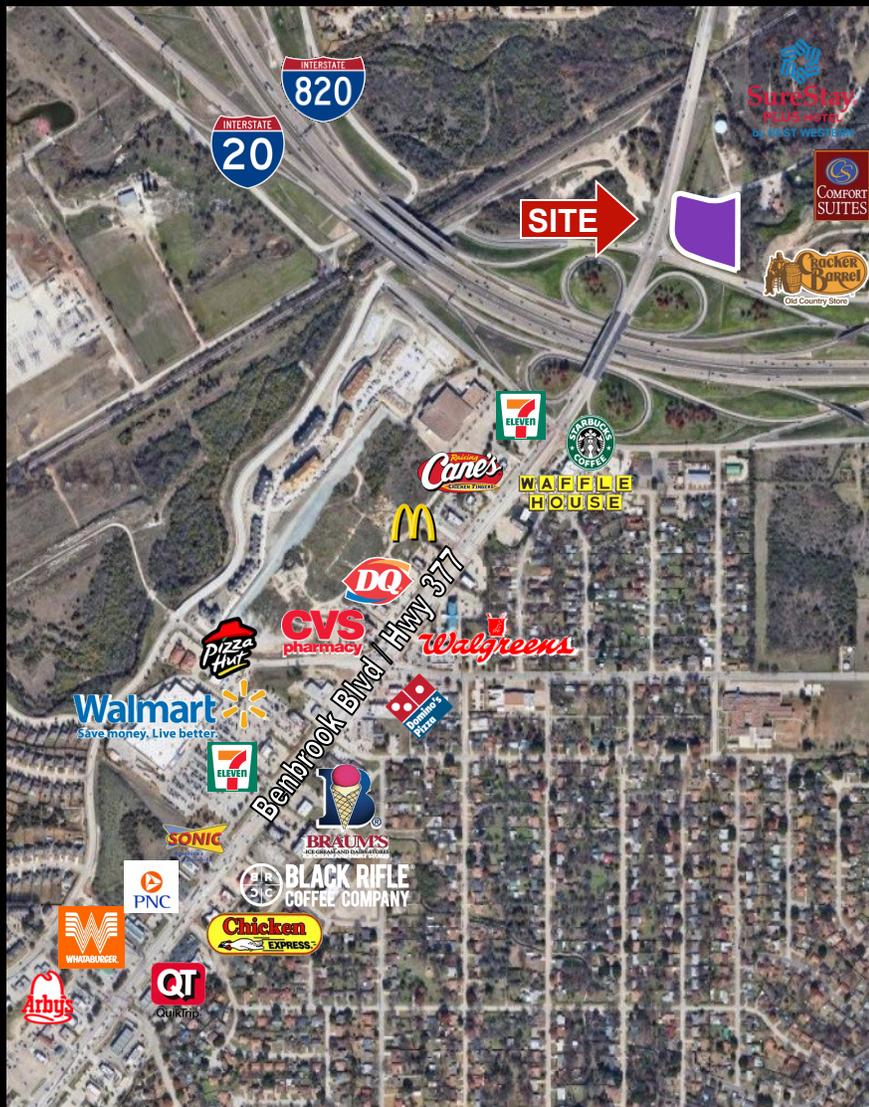
Benbrook Blvd / Hwy 377 39,000 VPD
 I-820 / I-20 85,000 VPD

TRAFFIC GENERATORS / AREA BUSINESSES:

Weatherford International Regional
 Headquarters, Walmart Supercenter,
 Starbucks, Cracker Barrel, Comfort Suites,
 Sure Stay Plus Hotel, Simply Self Storage,
 McDonalds, Raising Canes Chicken Fingers,
 CVS, Whataburger, Black Riffle Coffee
 Company, Dairy Queen, Walgreens, Waffle
 House, 7/11, Dominos Pizza, PNC Bank,
 Quik Trip, Chicken Express, Braums, Sonic,
 Arby's, and many more...

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2009 Population	6,574	40,647	123,322
2009 Total HH	2,703	17,365	55,617
2000-2009 HH Grwth	5.38%	19.54%	16.34%
2009 Avg. HH Income	\$71,025	\$92,142	\$76,261



LEASING: (817) 395-0111

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COMMERCIAL DEVELOPMENT

Benbrook, Texas

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Area Retailers...



LEASING / SALES: (817) 395-0111